

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-324</u>	<u>PASOS DEL RIO, INC.</u>
<u>03-205</u>	<u>FMV FAMILY LTD. PARTNERSHIP</u>
<u>03-300</u>	<u>CARDAN OF SOUTH DADE L. L. C.</u>
<u>03-316</u>	<u>BCG PARTNERS L. L. C.</u>
<u>03-348</u>	<u>LIVING QUARTERS U. S. A., INC.</u>
<u>03-378</u>	<u>MIGUEL & ANGEL OTERO</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/14/04 TO THIS DATE:

HEARING NO. 03-2-CZ14-3 (02-324)

21-56-38
Council Area 14
Comm. Dist. 9

APPLICANT: PASOS DEL RIO, INC.

- (1) Applicant is requesting to permit 4 proposed lots with areas as follows: Parcel "A" with 2.03 gross acres; Parcel "B" with 1.37 gross acres; Parcel "C" with 2.64 gross acres and Parcel "D" with 2.65 gross acres (5 acres each required).
- (2) Applicant is requesting to permit 3 lots with frontages as follows: Parcel "B" with 162.5', Parcel "C" with 168.5' and Parcel "D" with 168.5'. (200' required frontage for each parcel).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: PARCEL "A": The NW ¼ of Section 21, Township 56 South, Range 38 East, less the south 2,456' and less the east 2,247', and less the north 55' and less the west 55'. A/K/A: Lot 1 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "B": The west 337' of the east 2,247' of the north 162.5' of the south 1,993' of the NW ¼ of Section 21, Township 56 South, Range 38 East. A/K/A: Lot 12 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "C": The west 168.8' of the east 2,078.5' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993'. A/K/A: Lot 13 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "D": The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,995'. A/K/A: Lot 14 of the Unrecorded Plat of BONANZA RANCHOS.

LOCATION: East of S.W. 217 Avenue and south of S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.69 Gross Acres

PRESENT ZONING: GU (Interim)

APPLICANT: FMV FAMILY LTD. PARTNERSHIP

- (1) RU-1 to BU-1A
- (2) Applicant is requesting to permit parking spaces on a gravel surface (hard surface required).
- (3) Applicant is requesting to permit a right-of-way with 15' of dedication on the east side of S.W. 124 Avenue (25' required).
- (4) Applicant is requesting to permit a right-of-way with 25' of dedication for the south side of S.W. 224th Street (35' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site for Restaurant," as prepared by Tri-County Engineering, Inc., dated received November 4, 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Beginning at the Northwest corner of the NW¼ of the NE¼ of the SW¼; thence run east 236.5'; thence south 162'; thence west 236.5'; thence north 162' to the Point of beginning in Section 13, Township 56 South, Range 39 East, less the north 15' thereof.

LOCATION: The Southeast corner of S.W. 124 Avenue and S.W. 224 Street; A/K/A: 12380 S.W. 224 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.8 Acre

RU-1 (Single Family Residential)
BU-1A (Business – Limited)

HEARING NO. 04-3-CZ14-2 (03-300)

11-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: CARDAN OF SOUTH DADE L. L. C.

AU to EU-M

SUBJECT PROPERTY: The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the south 497' & less the west 420' & less the north 25' thereof, in Section 11, Township 57 South, Range 38 East.

LOCATION: Lying west of S.W. 194 Avenue & south of theoretical S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17.02 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 04-3-CZ14-3 (03-316)

11-57-38
Council Area 14
Comm. Dist. 8

APPLICANT: BCG PARTNERS L. L. C.

AU to EU-M

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE $\frac{1}{4}$ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE $\frac{1}{4}$ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.14 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 04-3-CZ14-4 (03-348)

31-55-40
Council Area 14
Comm. Dist. 9

APPLICANT: LIVING QUARTERS U. S. A., INC.

- (1) AU to RU-1M(b)
- (2) Applicant is requesting to permit 4 proposed lots to have 0' of frontage on a public street (60' required) and to have access to a public street by means of a private drive.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Living Quarters USA – 6 Single Family Residences," as prepared by Colette Satchell, consisting of three pages and dated 11/3/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; all in Section 31, Township 55 South, Range 40 East.

LOCATION: The Southwest corner of S.W. 180 Street & S.W. 110 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.3 Acres

AU (Agricultural – Residential)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 04-3-CZ14-5 (03-378)

9-56-38
Council Area 14
Comm. Dist. 9

APPLICANTS: MIGUEL & ANGEL OTERO

Applicant is requesting to permit a site with frontage of 165.29' (200' required) and a lot area of 2.5 acres gross (5 acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Map of Boundary," as prepared by Hadonne Corp and dated 10-20-03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the east 25' thereof in Section 9, Township 56 South, Range 38 East.

LOCATION: The east side of S.W. 212 Avenue & 330' south of S.W. 210 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Gross Acres

PRESENT ZONING: GU (Interim)